137.0	0001	0002.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	859,500 / 859,500
					USE VALUE:	859,500 / 859,500
					ASSESSED:	859,500 / 859,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
26		VENNER RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BARTLETT GREGORY A
Owner 2:	KOMATSU ROSEMARY E
Owner 3:	
Street 1:	26 VENNER ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .108 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1930, having primarily Brick Veneer Exterior and 1880 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4690.000	354,900		504,600	859,500
Total Card	0.108	354,900		504,600	859,500
Total Parcel	0.108	354,900		504,600	859,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 457.18 | /Parcel: 457.18

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 137.0-0001-0002.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	354,900	0	4,690.	504,600	859,500		Year end	12/23/2021
2021	101	FV	344,700	0	4,690.	504,600	849,300		Year End Roll	12/10/2020
2020	101	FV	344,600	0	4,690.	504,600	849,200	849,200	Year End Roll	12/18/2019
2019	101	FV	269,400	0	4,690.	532,700	802,100	802,100	Year End Roll	1/3/2019
2018	101	FV	269,400	0	4,690.	392,500	661,900	661,900	Year End Roll	12/20/2017
2017	101	FV	269,400	0	4,690.	375,700	645,100	645,100	Year End Roll	1/3/2017
2016	101	FV	269,400	0	4,690.	347,600	617,000	617,000	Year End	1/4/2016
2015	101	FV	254,700	0	4,690.	291,600	546,300	546,300	Year End Roll	12/11/2014

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 10607

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PRASID SUNIL K	27592-161		8/20/1997		270,000	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/27/1996	616	Manual	2,500					REPLACE SILLS

ACTIVITY INFORMATION

Date	Result	By	Name
8/31/2017	MEAS&NOTICE	HS	Hanne S
2/9/2009	Measured	372	PATRIOT
11/18/1999	Mailer Sent		
11/5/1999	Measured	263	PATRIOT
1/1/1982		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4690		Sq. Ft.	Site		0	90.	1.20	10									504,629						504,600	

USER DEFINED

Prior Id # 1:	87863
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

User Acct	GIS Ref	GIS Ref	Insp Date
87863			08/31/17

!10607!

PRINT

Date	Time
12/30/21	11:01:31

LAST REV

Date	Time
09/12/17	15:51:21
ekelly	

Patriot Properties Inc.

Total AC/HA:	0.10767	Total SF/SM:	4690	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	504,629	Spl Credit		Total:	504,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	8 - Brick Veneer		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	RED		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1930	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:			
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:	L - Location	5.0	%
Special:			%
Override:			%
	Total:	30.08	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.20851064
Const Adj.:	1.01959801
Adj $ / SQ:	166.346
Other Features:	95000
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	507636
Depreciation:	152697
Depreciated Total:	354939

COMMENTS

LOC=HIGHWAY.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	3	Baths:	2	HB	1				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

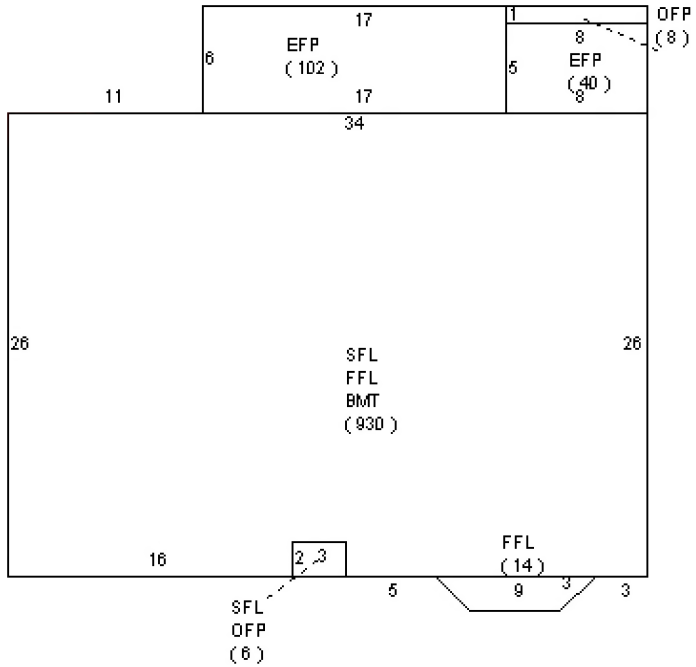
No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	182.98
Special Features:	0	Val/Su Net:	119.66
Final Total:	354900	Val/Su SzAd	188.78

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	944	166.350	157,031
SFL	Second Floor	936	166.350	155,700
BMT	Basement	930	49.900	46,411
EFP	Enclos Porch	142	47.310	6,718
OFP	Open Porch	14	44.860	628

Net Sketched Area:	2,966			Total:	366,488
Size Ad	1880	Gross Area	2966	FinArea	1880

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

137.0-0001-0002.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	
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